

## 5. GENERAL DESIGN GUIDELINES

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### Overall Building Design Concept

"An enhanced, traditional downtown serving the community with a variety of destinations in a pedestrian-friendly environment."

Sunnyvale's downtown is envisioned as both a small-town village center and a mid-size commercial core. Development potential exists for integrating living, working, shopping, and entertainment activities into the community's traditional center. The following guidelines are intended to address major areas of site design, architecture and design details. Diagrams are included.

**SITE DESIGN:** Planning considerations promote strengthening the interconnection between these diverse downtown elements in a pedestrian-friendly manner. These include locating active uses at key downtown corners, enhancing pedestrian walkways and minimizing the visual impact of parking areas.

**SCALE AND CHARACTER:** Downtown development should reflect a balance between the more low-scale suburban development surrounding the downtown and the need for development intensity in the core area to create a lively and pedestrian-friendly place. Many of the scale and character guidelines are aimed towards reducing the appearance of mass and creating an architectural character that is uniquely Sunnyvale. Free-standing buildings, varied heights and different building setbacks are encouraged.

**ARCHITECTURE AND DESIGN DETAILS:** While ground floor facades are intended to enrich the pedestrian experience, upper floor facades shall address scale, proportion and the spatial definition of public domains. Ground floor façade organization should generate architectural interest at the pedestrian perspective and architecturally distinguish the ground floor from upper floors. Entrances shall address two important architectural design considerations: identifying pedestrian access into important active uses such as retail spaces, office lobbies, and residential lobbies; and creating opportunities for enhanced architectural expression, particularly at the ground floor.

### A. Site Design and Organization

- A.1. Maintain the existing downtown street grid and, to the extent feasible, reconstruct the grid where interrupted by Town Center Mall.
- A.2. Locate private on-site parking below grade or behind active uses. Public parking such as surface lots and on-street parking may be permitted with applicable streetscape design.
- A.3. Use water elements and fountains for interest and sound at key pedestrian locations such as courtyards and exterior gathering spaces.

- A.4. Use quality exterior paving materials such as natural stone and architecturally enhanced concrete at key pedestrian crossings or to delineate boundaries between public and private development.
- A.5. Locate retail entrances, displays and special design features at building corners. Locate less active uses, such as lobby entrances to upper level spaces, at mid-block.
- A.6. Provide direct entrances or stoops to street-level residential units such as a porch, platform or staircase, to create an intimate streetscape.

#### B. ARCHITECTURE AND DESIGN DETAILS

- B.1. Use variable heights and roof forms to break up the building mass. Do not present a uniform block of building built to the maximum height limit.
- B.2. Interrupt ground floor facades about every 30 ft. with various architectural elements such as trellises, balconies, steps, openings etc.
- B.3. New commercial development should have a variety of styles and appear to be constructed over a long period of time. "Cookie cutter" development is discouraged.
- B.4. Establish an architectural character that respects Sunnyvale's historic downtown assets. Commercial buildings in the Murphy Avenue Heritage Landmark District, homes in the Taaffe-Frances Heritage Housing District and individual structures on the Sunnyvale Cultural Resources Inventory offer a vocabulary of design details.
- B.5. Buildings within Sunnyvale's downtown may be contemporary in their form if architectural detailing is compatible with the surrounding architectural styles.
- B.6. "Corporate architecture" and generic designs are prohibited. Design each project specifically with respect to its own surrounding environment.

#### SETBACKS

- B.7. Minimize discontinuities in the commercial building mass to maintain a well-defined street edge. Recesses for entries and to create an interesting pedestrian environment are acceptable.
- B.8. Place building frontages parallel to the street, recognizing street corners with corner tower elements, and recessed or chamfered entry elements.

#### BUILDING FACADES

- B.9. Define buildings with three distinct components: base, middle and top. Each component shall have horizontal and vertical articulation.
- B.10. Use strongly defined bases for buildings. Delineate the building base with architectural features such as a string course or cornice element or quality exterior materials such as stone, precast concrete, decorative terra cotta, brick masonry, and limited applications of metals such as painted ornamental steel, stainless steel, chrome, or bronze.
- B.11. Provide awnings, canopies, and shade structures along the street level to create intimate enclosures at the sidewalk and accommodate signs, graphics, and lighting.
- B.12. Emphasize the street level with the highest quality materials and detailing.
- B.13. For upper floors, articulation is the most important quality. Continuous flat facades should be avoided through recessed windows, awnings, French balconies, bay windows and vertical elements.

- Stone (particularly to be used at the pedestrian level at column bases, window sills, window surrounds, string courses, and cornices)
- Decorative terra cotta
- Stucco and cement plaster (Stucco and cement plaster are encouraged to have controlled surface textures and composed patterns of reveals and control joints to create interest. Do not use stucco finish to simulate the use of another material, i.e. wood trim window sills).
- Standing seam metal roofing
- Barrel roofing tile
- Slate or concrete roofing tile

#### DISCOURAGED MATERIALS

- Painted metal
- Plain concrete block
- Metal siding
- Specular surfaces
- Glazed tile except as accents
- Shiny reflective metal panels
- "S" roofing tile
- Composition roofing
- Mirrored glass
- Faux materials such as faux stone, faux brick, or EIFS.
- Chain link fencing.

#### COLOR

A variety of colors are encouraged, selected to enhance natural material choices such as stone, wood, and natural metals, and quality architectural materials such as precast concrete, brick masonry, and barrel tile. Use colors to differentiate residential units. Use colors with a very high degree of light reflectance sparingly to control glare. Use darker and more intense colors at the building base. Color changes should be used to highlight changes in building articulation (such as base, middle, top), changes in materials, or individual architectural details (such as door surrounds, windowsills, window surrounds, cornices, etc). Reserve bold colors as accents for building details, ornamentation or special features.

### C. LANDSCAPING AND OPEN SPACE

#### SITE LANDSCAPING

- C.1. Demonstrate a landscape design concept and link various site components. Placement and type of plan materials shall relate to the site and buildings.
- C.2. Preserve and incorporate existing natural features, particularly trees, into the landscape design of projects.
- C.3. Use live plant material in landscaped areas. Use of colored rock, wood bark and gravel in place of landscaping is not acceptable.
- C.4. Choose a variety of plant material with different textures and colors. Use water-wise plant material, as specified in the Landscape regulations.
- C.5. Use appropriate native vegetation. Use water conserving plant material in 70% of all landscaped areas.
- C.6. Use special landscape treatments at focal points and highly visible areas of the site.

#### *Parking Lot Landscaping*

- C.7. Landscape at least 20% of the parking lot area.



The following table lists the maximum number of units, or gross floor area for commercial uses.

District	Block	Area acres	Primary Uses	Approx. Density	Res. Units	Office	Retail / Rest. / Entertain- ment
Commercial Core	1	6.00	Office	N/A		450,000	10,000
Commercial Core	1a	5.76	Very High Density Residential		450		52,500
Commercial Core	2	6.44	Retail	N/A		80,000	170,891
Sunnyvale/ Carroll	3	2.86	Retail Specialty Grocery	N/A			62,000
Sunnyvale/ Carroll	4	3.89	Very High/Medium Density Residential	48 du/ac.	214		
Sunnyvale/ Carroll	5	1.15	Very High Density Residential	48 du/ac	46		
Sunnyvale/ Carroll	6	3.49	High/Medium Density Residential	36 du/ac	146		
Sunnyvale/ Carroll	7	3.55	High Density Residential Retail	N/A	100	36,000	14,000
South of Iowa	8	1.19	Low-Medium Density Residential	12 du/ac	15		
South of Iowa	8a	0.5	Medium Density Residential	24 du/ac	12		
South of Iowa	8b	1.59	Low Density Residential	7 du/ac	12		
South of Iowa	9	1.68	Low-Medium Density Residential	12 du/ac	52		
South of Iowa	9a	1.19	Low Density Residential	7 du/ac	8		
South of Iowa	10	2.79	Low Medium Density Residential	12 du/ac	47		
South of Iowa	11	3.57	Low Medium Density Residential	12 du/ac	49		
South of Iowa	12	3.71	Low Medium Density Residential	12 du/ac	51		
Commercial Core	13	6.82	Retail	N/A		176,021	20,120
West of Mathilda	14	3.41	Very High Density Residential	48 du/ac.	173		10,000
West of Mathilda	15	2.77	Very High Density Residential	48 du/ac.	152		10,000
West of Mathilda	16	2.97	Very High Density Residential	48 du/acre	173		10,000
West of Mathilda	17	3.41	Low Medium Density Residential	12 du/acre	48		
Commercial Core	18	36.39	Mixed Use	N/A	200	202,000	1,007,876
Commercial Core	20	1.70	High Density Residential Office	N/A	51	16400	
<b>TOTAL</b>		<b>100.68</b>			<b>1999</b>	<b>960,421</b>	<b>1,367,387</b>

## 6. Downtown Districts and Development Standards

Land Use	Number of Parking Spaces Required	Maximum Percentage of Compact Spaces Allowed
2-bdrm or more	covered/unit + 1 unassigned /unit <sup>1</sup>	spaces in lots with more than 10 spaces
Office/Retail	1/250 sq. ft.	10% <sup>2</sup>
Restaurant without Bar	1/110 sq. ft.	10% <sup>2</sup>
Restaurant with Bar	1/75 sq. ft.	10% <sup>2</sup>
Bar only	1/50 sq. ft.	10% <sup>2</sup>
Restaurants with 100% fixed seating and no bar	½ fixed seats + 1/400 sq. ft. of area not devoted to seating	10% <sup>2</sup>
Assembly/Theater	1/3 seats	10% <sup>2</sup>
Any use within the parking district	Parking requirements consistent with zoning code unless special circumstances arise	Not applicable

1 If more than one space is assigned per unit, additional parking may be required.

2 50% of compact spaces must be along the periphery and as employee parking. The remaining 50% may be interspersed throughout the lot.

### Landscaping and Open Space

Landscaping and open space standards apply whenever landscaping is installed on any unlandscaped lot or in connection with new construction, replacement or expansion in floor area of any structure in the Specific Plan area. Residential uses are required to provide useable open space, as defined by 19.38.070(h) except for the following modifications:

- Useable open space may be considered for front yard areas if appropriate to the street character.
- Balconies with a minimum of 4 ft. in any dimension and a total of 50 sq. ft. qualify as useable open space.

TABLE 6.5 - MINIMUM LANDSCAPING AND USEABLE OPEN SPACE REQUIREMENTS

TYPE OF USE	MINIMUM LANDSCAPING	MINIMUM OPEN SPACE
Commercial Uses (Retail, Retail Service, Restaurant, Entertainment, etc.) or Office Uses	All areas not devoted to driveways and surface access zones such as aisles, parking and ramps shall be landscaped.	No requirement
Office Uses	All areas not devoted to driveways and surface access zones such as aisles, parking and ramps shall be landscaped.	No requirement
Low and Low-Medium Density Residential Uses	20% of lot area	500 sq. ft. /unit
Medium, High and Very High Density Residential Uses	20% of lot area	50 sq. ft./unit
Surface Parking Lots	20% of the parking lot area	No requirement
Other uses not listed above	To be determined by the Director of Community Development	

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- Useable open space may be considered for front yard areas if appropriate to the street character.
- Balconies with a minimum of 6 ft. in any dimension and a total of 50 sq. ft. qualify as useable open space.

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Commercial Uses (Retail, Retail Service, Restaurant, Entertainment, etc.) or Office Uses	All areas not devoted to driveways and surface access zones such as aisles, parking and ramps shall be landscaped.	No requirement
Office Uses	All areas not devoted to driveways and surface access zones such as aisles, parking and ramps shall be landscaped.	No requirement
Low and Low-Medium Density Residential Uses	20% of lot area	500 sq. ft. /unit
Medium, High and Very High Density Residential Uses	20% of lot area	50 sq. ft./unit
Surface Parking Lots	20% of the parking lot area	No requirement
Other uses not listed above	To be determined by the Director of Community Development	

## 6. Downtown Districts and Development Standards

The following sections contain descriptions of individual districts in the downtown, key points and applicable development standards.

**Commercial Core District (Blocks 1, 1a, 2, 3, 13, 18 and 20)**

The commercial core consists of Blocks 1, 1a, 2, 3, 13, 18 and 20 and is generally defined by Mathilda Avenue, Sunnyvale Avenue, Iowa Avenue and Evelyn Avenue. The District also extends along the east side of Mathilda to El Camino Real. The district supports a wide variety of uses ranging from Class "A" office, regional commercial retail, local retail and personal service businesses, and high-density housing. The commercial core also contains a transportation hub for Sunnyvale with a Caltrain rail station, bus transfer facility, and surrounding regional roadways. Other assets include existing 5 and 6-story office buildings, a City Plaza, historic Murphy Avenue, and major department store anchors.

This district has two main goals: to link the different blocks together into a cohesive downtown core and to create a lively street life on all primary streets. Re-establishment of the street grid, increased pedestrian connections, architectural designs and consistent streetscape features will also contribute to linking different areas of the downtown. In addition, street life and vitality are key to providing a vibrant downtown. Ground floor retail, restaurant, and entertainment land uses increase street activity with residential uses facilitating use of the downtown during day and night. High levels of architectural detail for pedestrian interest are important to create a pleasant pedestrian experience.

**Key Points for the Downtown Core Area***Increase Connectivity*

- To the extent possible, re-establish the traditional street grid in Block 18.
- Town Center Mall is encouraged to be converted to an open, outdoor shopping district to increase connectivity through the mall to areas north of Washington Avenue.
- All buildings shall have a high level of ground-floor detail.
- Create sub-areas which visually link different streetscapes into a cohesive whole.

*Create a Lively Street Life*

- Retail, restaurant and entertainment should be the primary ground floor uses except along Iowa and the internal streets of Block 1a. Office uses should be minimized on the ground level.
- Maintain a minimum ground floor height of 18 ft. (floor-to-floor) to allow retail or live/work uses.
- Corners should contain retail entrances. Less active uses such as residential lobbies should be located mid-block.
- Structured parking shall be located in up to 4 areas of Block 18 and one location in Block 3. Parking structures shall be located behind other uses and/or treated architecturally to add positively to the visual environment.
- Full block length developments shall be broken into smaller building units. Major breaks in the building massing are required at mid-block. Smaller scaled breaks or recesses in facades are required at the quarter-block.

To avoid one large, monolithic development, individual street characters are envisioned for different areas in the commercial core. These sub-areas have different



uses, street designs and architectural styles to create interest in the downtown. This core area has been subdivided into seven sub-areas:

1. Mathilda Avenue
2. Washington Avenue
3. Murphy Avenue
4. McKinley Avenue
5. Iowa Avenue
6. Frances Street / Downtown Plaza
7. Town Square

#### ***Mathilda Avenue***

Mathilda Avenue is the primary entrance corridor to the downtown that has a split function between serving as a boulevard for regional traffic and a gateway to all of the downtown. Uses along Mathilda Avenue should be primarily retail and office uses, with the potential for residential uses above ground floor retail south of Washington. As a boulevard, Mathilda Avenue has the widest of the rights of ways of the downtown streets. The width of the street and the volume of traffic between buildings requires larger and taller buildings to enclose the corridor and create an urban feeling with an appropriate sense of place. The corridor is tied together with physical street design elements of sidewalks, trees, and lighting and the building architecture.

The design features will be coarser and more prominent to keep with the larger scale of land uses as well as allowing the primary audience to identify details of the boulevard. The primary audience for this area will be higher speed vehicular traffic with pedestrian traffic as the secondary audience. Prominent architectural features denoting the major points of commercial access are necessary at Washington Avenue and McKinley Avenues.

#### ***Key Points:***

- Building heights shall step down from a maximum of 100 ft. in Block 1 to 30 ft. at the intersection of Mathilda and El Camino Real.
- Primary corners should contain retail spaces oriented towards Mathilda. These uses shall wrap the corner a minimum of 20 feet.
- Additional vehicular access points along Mathilda are discouraged.

#### ***Washington Avenue***

Washington Avenue is a primary entry to the downtown core and should have a traditional "main street" feeling. This street has ground level retail on both sides to create a lively pedestrian environment with high density residential uses above. Heights along this street may be the tallest in the downtown core, ranging from the existing 100 ft. for the office buildings on the north side to 75 ft. in Block 18. This street should have spaces for small independent businesses and consist of neighborhood-serving retail uses, such as restaurants, travel agencies, and smaller retail shops. Block 3 will contribute additional retail and potential for a specialty grocery store.

As a "main street", architectural styles should be more traditional in massing and façade design. Traditional roof forms and materials are encouraged for this area. The primary audience consists of an even mixture of pedestrian and vehicular traffic, requiring a balance of pedestrian-level detail and strong upper floor articulation.



*Key Points:*

- Maintain existing local north-south streets north of Washington (Aries, Taaffe, Frances, Altair, and Capella).
- Provide retail space continuously on the north and south side of Washington Avenue.
- Retail or service retail space shall be provided on the Washington and Sunnyvale frontage of Block 3.
- Multifamily residential is encouraged above retail along both sides of Washington and potentially west of Frances Street.
- Parking structures shall be underground or completely hidden from view.
- Entrances to below-grade parking are prohibited on Washington Avenue.

**Murphy Avenue**

The Murphy Avenue district is the historic downtown area in Sunnyvale and has a desirable small-town character. Primary uses consist of one and two-story local independent restaurant, entertainment and retail uses. Murphy Avenue is a central location for community events such as the weekend Farmer's Market and Summer Music and Market Series.

Design and development guidelines recommend maintaining and improving the district's existing use and character. Murphy's character is marked by a variety of one and two-story buildings of both Spanish Style and Modern. Individual storefronts are narrow with glazed-tile knee-walls and recessed entries. This character is further described in the Murphy Avenue Design Guidelines and will apply to any future street extension. The 100 block of Murphy Avenue is within the Murphy Station Heritage Landmark District and any changes to the buildings are subject to the approval of the Heritage Preservation Commission. The primary audience is pedestrian, requiring a very fine level of detail on the ground floor.

*Key Points:*

- The Murphy Avenue extension should conform to the design guidelines and architectural styles described in the Murphy Avenue Design Guidelines.
- The primary uses shall be retail, entertainment and restaurant.
- Locate parking lots behind buildings.
- Parallel parking is preferred along the Murphy Avenue extension.
- The space between the anchor department store along Washington Avenue and the Murphy extension shall be improved as a landscaped and hardscaped plaza, suitable for public gatherings.

**McKinley Avenue**

McKinley Avenue has the potential of being reconnected from Mathilda to Sunnyvale Avenue to re-establish the street grid. McKinley Avenue will be a significant connection between Mathilda and the principal retail component of the downtown. This street is the primary location for national "life-style" retail uses. The first story of all buildings will be a retail/restaurant/entertainment use that is engaging to a pedestrian audience. The street will also contain some two-story retail, potentially between the two anchor department stores that will primarily be accessed through the first-story entrance of the business. McKinley will have a mix of "min-anchor" stores and multiple smaller in line tenants that feed people to the Town Square and Murphy Avenue. A likely dominant feature of McKinley Avenue is a new multi-screen cinema.

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The cinema will likely be the highest building internally located in the commercial core.

Pedestrians are the focus of McKinley Avenue with automobile as a secondary concern. Building design is to be oriented to the strolling pedestrian and individual store customers. The slow-moving vehicles that are circulating on the street are a secondary audience of the design. The level of architectural detail at the pedestrian level (roughly first 20 feet) will have a high degree of visual interest in terms of material quality, colors, patterns, and textures. Store fronts and display windows will create high levels of pedestrian interest and will be complimentary to the building design elements. While high quality materials of intricate detail are not needed along the upper floors and roofs of the buildings, roof treatments, window styles, and cornices are all features that will need to be of high interest and durability to capture the imagination and complete the visual experience of the downtown visitor.

*Key Points:*

- Retail, entertainment and restaurant uses shall be located along the McKinley Avenue extensions, wrapping around to Mathilda Avenue.
- Retail development shall consist of a maximum of two floors. A multi-screen cinema is permitted to occupy a third floor over the retail space at the interior of Block 18.
- Locate parking below grade or hide completely from view.
- Provide exterior seating terraces for open-air dining.
- Place primary importance on street-level architectural detailing.
- Parallel parking is encouraged along the McKinley extension.

*Iowa Avenue*

Iowa Avenue is the boundary between the commercial core uses and the low-medium density residential uses to the south. Residential uses are encouraged along the north side of the street to hide the parking structures and create an appropriate transition to the lower density uses along the south side. Landscaped median and future neighborhood gateways should further protect adjacent low-density residential areas.

*Key Points:*

- Residential uses are encouraged along the north side of Iowa Avenue.
- Parking structures shall be either hidden from view or architecturally treated to be of high-quality design.

*Frances Street/ Downtown Plaza*

This area connects the diverse retail areas together with a connection to the multimodal station at the end of Frances Street.

*Key Points:*

- Provide retail space continuously on the west side of Frances.
- Establish a physical relationship between the plaza and buildings fronting the plaza. Restaurants with outdoor dining are encouraged.
- Improve the bus transfer facility along Frances Street.
- Create a pedestrian connection between Capella Way and Murphy Avenue across Frances Street.

*Town Square*

The central open space in Block 18 with existing redwoods shall have a "town square" appeal. The design elements are targeted at a pedestrian audience that is moving at a

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leisurely stroll. The individual design elements and accents are to be of fine detail and of high interest. The buildings surrounding the square should be designed as independent buildings. Upper level walkways should be set into the buildings and not interrupt the outdoor activities and dining areas. The landscaping should be the dominant feature of the town square area. Character elements of a historic civic center may be appropriate treatment for one or more buildings.

*Key Points:*

- Preserve Heritage redwood trees located at the interior of Block 18.
- Orient new spaces around a redesigned landscaped courtyard that is anchored by these trees.
- Individual, smaller scale buildings shall surround the space and have character elements of a historic civic center.



## 6. Downtown Districts and Development Standards

	BLOCK 13	BLOCK 20
Uses Allowed	Office and Service Retail and Low-Medium Density Residential	Office High Density Residential
Total Area of Block	3.22 ac.	1.70 ac.
Min Lot Size	0.4 ac. Do research	No min.
Max. Office/Retail Sq. Ft.	176,891 sq. ft. office 20,120 sq. ft. retail/restaurant	16,400 sq. ft. office
Maximum Density	14 du/acre for townhouses along Taaffe Street	36 du/acre for northern half of the block
Max. Lot Coverage	Per SDP	60% max
Max. Height	Office uses - 50 ft. (3 stories) Residential - 30 ft. (2 stories)	40 ft. (3 stories) for high-density residential on the north half of the block 30 ft. for office uses on the south half of the block
Required Right-of-Way Dedications	10 ft. along Mathilda Avenue	10 ft. along Mathilda Avenue
Min. Setbacks/Build-to Requirements (see diagram)		
• Mathilda Ave	0 ft.	0 ft.
• McKinley Ave.	0 ft.	N/A
• Taaffe St.	10 ft.	N/A
• El Camino Real	N/A	30 ft.
• Olive Ave.	10 ft.	10 ft.
Min. Interior Setbacks		
• Side	0 ft.	6 ft.
• Rear	0 ft.	20 ft.
Min. Landscaped Area	All areas not devoted to driveways and surface access zones	All areas not devoted to driveways and surface access zones
Min. Useable Open Space	500 sq. ft./unit	380 sq. ft./unit
Type of Parking	Surface Parking or Above-Ground Structures	Structured and surface (underground is encouraged)

## 6. Downtown Districts and Development Standards

	BLOCK 4	BLOCK 5	BLOCK 6	BLOCK 7
Uses Allowed	High Density and Medium Density Residential	High Density Residential	High Density and Medium Density Residential	High Density Residential and Retail
Min Development Size	0.5 acres	0.25 acres	0.25 acres - suggested	No min.
Max. Retail/Office	None	None	None	36,000 sq. office 14,000 sq. ft. retail
Max. Residential Units	214	46	146	100
Approximate Residential Density	48 du/acre generally with max 24 du/acre on Washington	40 du/acre	48 du/acre generally with Townhouse Density of up to 24 du/acre on Washington and McKinley frontages.	28 du/acre
Max. Lot Coverage	45%	45%	60%	60%
Max. Height	40 ft. (3 stories) and 30 ft. (2 stories) on Washington	40 ft. (3 stories)	40 ft. (3 stories) and 30 ft. (2 stories) on Washington and McKinley	50 ft. (4 stories)
Required Right-of-Way Dedications	None	None	None	3 ft. on east side from Iowa to Washington
Min. Front Setback/Build-to Requirement				
• Washington Ave.	12 ft.	N/A	12 ft.	12 ft.
• Sunnyvale Ave.	N/A	N/A		N/A
• Evelyn Ave.	18 ft.	18 ft.		12 ft.
• Bayview Ave.	N/A	12 ft.		18 ft.
• Carroll Ave.	12 ft.	N/A		Min Interior Setbacks
Min. Interior Setbacks				
• Side	6 ft.	6 ft.	6 ft.	6 ft.
• Rear	20 ft.	20 ft.	20 ft.	20 ft.
Min. Landscaped Area	Min 20% of lot area	Min 20% of lot area	Min 20% of lot area	Commercial uses: All areas not devoted to driveways and surface access zones.

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**South of Iowa District (Blocks 8, 8a, 8b, 9, 9a, 10, 11 and 12)**

The South of Iowa district is bounded by Taaffe Street, Iowa Avenue, Sunnyvale Avenue and Olive Avenue. This district consists primarily of single family homes, duplexes, townhomes and small businesses.

South of Iowa forms an important transition from the bustle and activity of the commercial core north of Iowa to the single-family heritage housing blocks located south of Olive. Development opportunities envision maintaining current uses and densities within the district, and continuing to allow a small amount of professional or medical office along Murphy and Sunnyvale Avenues. Architectural design should reference historical styles found in the Heritage Housing District south of Olive Avenue.

**Required Design Features***Setting and Land Uses*

- Low, low-medium and medium density residential uses
- Professional or medical office uses may be considered primarily along Murphy Avenue, Sunnyvale Avenue and Iowa Avenues. These uses should occur as an adaptive reuse of existing residential buildings.
- Redevelopment of the large office uses on Block 8 to multi-family residential use with street level support retail space is encouraged.

*Parking and Access*

- At-grade parking is permitted for both residential projects and professional office projects. At-grade parking, if provided, shall not front directly on neighborhood streets and shall be screened from view behind buildings.
- Above-grade structured parking is prohibited.



## 8. UTILITIES

### Summary

The requirement and timing for all infrastructure improvements are dependent on the extent and schedule of private development. Private developers have the primary responsibility of funding needed utility infrastructure upgrades. Specific upgrades are discussed below and listed in Chapter 9, Implementation.

The Specific Plan's largest potential impact to utilities is an increase in sanitary sewer flows. At this time, calculations show that the sewer pipes immediately outside the Downtown Specific Plan area have capacity to meet the future buildout land use. However, there are potential needs to upsize, relieve, and/or interconnect existing pipes within the Specific Plan area that would require a focused study at the project level. Both the storm drain system and water pressure are adequate to meet the proposed demand. Some improvements are proposed for the water system to meet the need for increased fire-fighting flow in the high-density residential areas.

### Sanitary Sewer

The wastewater collection system has five major contributing areas, and each contributes to an interceptor. The Downtown Specific Plan area is divided into two sub areas. The area west of Frances Street flows north in Mathilda Avenue. The area east of Frances Street has flows going north in Fair Oaks Avenue. They join in one of the five major trunk lines called the Borregas trunk.

Both sanitary sewer systems are projected to reach more than 85 percent capacity at buildout of the Specific Plan. There should be close monitoring of the flows following occupancy of each major project. Once pipes flow at more than 75 percent of capacity, a plan should be developed to add capacity to the sewer system. Local mains may need to be replaced with larger or parallel mains to accommodate increased density or project layout. Many factors could reduce the realized flows including: number of residential units built, size of units and number of persons per unit, use of low-flow appliances, duration of peak flows. An increase in the amount of restaurants or other high-usage developments could increase the sanitary sewer flow. As noted in the existing system analysis, actual flows may be lower than calculated due to vacancies and actual flow rates being less than anticipated. Any proposed development with higher use than the General Plan or densities shown in the utility report, should be studied at that time, to evaluate impacts on the sanitary sewer system.

Existing 6-inch sanitary sewer mains in Charles Street and Carroll Street are very old. As part of increased residential units in DSP Areas, a new 8-inch sanitary sewer main may be needed in the following locations:

- Charles Street
- Carroll Street between Evelyn Avenue and McKinley Avenue.

These improvements would be a requirement of the development project. Costs do not include design, review, and City fees.

## Water System

The Specific Plan area is primarily provided water through a 16-inch water main in Washington Avenue from the Mary-Carson Reservoir and Pumping Station. The system was previously analyzed in the 1987 utility report and determined to be able to provide 4,000 gallons per minute to meet the high fire demand. There are 12-inch water mains on the north, east and south side of Block 18, and a 10-inch main in Mathilda Avenue to complete the loop.

Some upgrades to water mains will be necessary, as well as special fire-flow studies for the taller buildings. The proposed maximum height of 75 feet for the mall and 80 feet for the theaters will require a special fire flow study to determine if improvements such as booster pumps will be required within the buildings. Existing static pressure of 75 psi and residual pressure of 66 psi (1,233 gpm) is adequate to provide water and fire protection to the rest of the Specific Plan area.

Old water mains, 4-inch or 6-inch diameter, will need to be replaced with a 10-inch diameter water main and additional fire hydrants installed to provide adequate fire flow for the high-density residential areas.

The locations of these improvements are:

- Carroll Street, Olive to McKinley
- Charles Avenue, Iowa to Evelyn
- Iowa Avenue, Sunnyvale to Carroll
- Olive Avenue, Murphy to Carroll

These improvements would be a requirement of the development project. Costs do not include design, review, and City fees.

## Storm Drainage System

The Specific Plan area is served by three storm drain crossings at the railroad. A 36-inch main crossing at Taaffe Street drains the area west of Frances Street. A 20-inch main crossing at Frances Avenue drains the area between Frances Avenue and Sunnyvale Avenue. A 36-inch main crossing at Bayview Avenue drains the area between Sunnyvale Avenue and Bayview Avenue. All three storm drain mains collect together in Hendy Avenue at Frances Street, the 42-inch pipe flows to the north. This 42-inch storm drain has a capacity of 95 cubic feet per second (cfs). Using a 300-acre area that is drained and a current 0.5 runoff coefficient with a 10-year rainfall intensity of 0.6 inches per hour, the current storm runoff is 90 cubic feet per second (cfs).

The proposed land uses and intensities can be accommodated within the existing storm drainage system. Recent improvements to the storm drain system in Block 1 will improve flow conditions in the northwest portion of the Specific Plan area. New storm drains (30, 33, and 36-inch pipes) were installed in Capella Way, Frances street and Mathilda Place, and Evelyn Avenue, with the new office buildings. Increase in density from residential to a mix of High and Medium Density Residential could increase the storm runoff in Blocks 4-6 and 14-16 by 3.0 cubic feet per second. The buildout area

~~storm runoff could increase to 93 cubic feet per second, still below the system capacity.~~

City of Sunnyvale is required by federal regulations to develop programs to control the discharge of pollutants to the storm drain system, including new development and significant redevelopment. A part of the Urban Runoff Pollution Prevention Program, in addition to maintaining a clean site, is the reduction of runoff to public drain facilities from rooftops and paved surfaces. Compliance with these requirements should assure that the existing storm drainage system will continue to have adequate capacity. Reconstruction in area 18 may require relocation of the existing storm drains. These improvements would be a requirement of the new development.

## **Other Utilities**

### **GAS AND ELECTRICITY**

Natural gas and electric power are distributed to downtown Sunnyvale by the Pacific Gas and Electric Company under franchise from the City of Sunnyvale. The existing facilities are capable of providing service to areas included in the Specific Plan. With each development approval, twelve months are required to design and install the required additions to the systems.

### **TELEPHONE AND DSL**

Telephone distribution lines in downtown Sunnyvale are owned and maintained by SBC Communications which has the capacity to serve the Specific Plan. Any additions to their system can be designed and installed within twelve months of receipt of the project plans.

### **CABLE TELEVISION**

Cable television is provided by Comcast. They review each proposed development at the time of submittal to the City.